

## **ZBA Docket 1379**

Petitioner: Scott Talbert (for Kyle and Lauren Kerner)

Date: March 7, 2023

Address: 3 Dromara

Re: Request for variance to exceed maximum fence height

### **Background and Property**

- 3 Dromara is in the B zoning district. The property is about 2 acres in size.



- A generator was installed on this property in 2020 adjacent to a pool house. The generator is about 8 feet in height.
- It appears that several landscaping improvements are proposed in addition to the proposed fence.



## Proposal

- The applicant is requesting an 8' fence to screen an existing 8' tall generator.
- The proposed fence would be a privacy fence in order to fully screen the generator. According to the variance request, fence would be made of wood and stained black.

## Reason for denial by the City Planner

Section IV.C.(2)(a) reads as follows:

*A fence in a side or rear yard shall not exceed six (6) feet in height, except as specifically permitted by another paragraph of this Subsection C.*

The proposed fence is 8' in height and exceeds the allowed height of 6' for this residential yard.

## Additional comments

Section XI.H.(9) describes the powers of the Zoning Board to grant variances, as follows:

- (5) To permit the increase in the height of fences for purposes of safety and screening.
- (9) Whenever a property owner shows that a strict application of the terms of this ordinance relating to the construction or alteration of buildings or structures or the use of land will impose upon him practical difficulties or unnecessary hardship, to permit such variations of the strict application of the terms of this ordinance as are in harmony with its general purpose and intent. But any such variation may be granted only when the Board is satisfied that it will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant such variation, and at the same time properly protect the surrounding property. In no case, however, shall the Board permit a use which is not a permitted use of land under this ordinance in the district in which the land involved is located, and in no case shall the Board permit a variation, waiver or modification of a requirement of this ordinance which does not substantially comply with its terms and accord with its spirit and purpose. A self-inflicted hardship shall not be deemed a practical difficulty or an unnecessary hardship. [Ord. 1379, Ord. 1595, Ord. 1774]

In addition, Section IV.C.(11) states the following:

The Zoning Board of Adjustment may permit the variation of the fence requirements in any district where there are practical difficulties or unusual hardships in the carrying out of these provisions due to an irregular shape of the lot, topography, multiple road frontages, or other conditions. Fences that require a variance shall be reviewed by the Architectural Review Board, unless this requirement is waived by the City Planner upon good cause shown.





## Application for Zoning Board of Adjustment

***\* This application must be filled out completely and signed before submittals are placed on the ZBA agenda.***

### PETITIONER INFORMATION

Name of Petitioner: Lauren Kerner

Address of Petitioner: 3 Dromara Road Phone #: 314-479-2404

Email address of petitioner: lauren.weissman@weissmans.com

### PROPERTY INFORMATION

Address: 3 Dromara Road, Ladue, Missouri 63124

Zoning District: B Residential

Parcel Identification Number: 19K430162

**Variance being requested:** Variance of the fence height restriction of 6 feet to allow the construction of an 8 foot tall screen fence.

By signing this application, you acknowledge that by submitting an incomplete petition, your item may not be added to the meeting agenda. A representative for the proposal must be in attendance to present the project to the Board .

X Scott Talbert \*authorized agent Date: 2/3/2023

*\* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision.*

#### **Authorized Agent Contact Information:**

2816 Sutton Blvd. Suite 1  
Saint Louis, MO 63143

314-328-5292

stalbert@planningdesignstudio.com



# **THE ZONING BOARD OF ADJUSTMENT**

CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI

## ***INSTRUCTIONS FOR APPELLANTS***

### ***WHO MAY APPEAL***

The Zoning Board of Adjustment (ZBA) hears appeals of property owners who were denied a building permit based on an inability to comply with the requirements of the Zoning Ordinance (Ordinance 1175, as amended). The Building Official's letter of denial will state the specific sections of the ordinance where the permit application fails to meet these requirements. *(A denial based on the application/interpretation of the Flood Management Ordinance or made by the Architectural Review Board is treated differently. Please consult the City for details.)*

### ***THE APPEAL STATEMENT***

The property owner (Appellant) submits an Appeal Statement, usually in letter form, addressed to Zoning Board of Adjustment Chairman, c/o the Building Department, Ladue City Hall, St. Louis, MO 63124, containing:

- A statement that he/she is appealing the ruling of the Building Official denying a permit. The project must be described in detail. Fifteen copies of the site plan, elevations and the appeal statement must be included. Plans should be folded and bound into individual packets with appeal letter attached.
- The specific variance being requested.
- The practical difficulty created by the strict interpretation of the Zoning Ordinance.
- A check in the amount of \$250.00, payable to the City of Ladue. This covers the City's costs in reviewing and processing the application.
- Acknowledgment that the Appellant is responsible for paying the cost for any transcripts ordered from the reporting service. Court reporters are required to be present at all ZBA hearings.

### ***APPEAL PROCESS***

Applicants have forty-five days from the date of the denial letter to apply for a variance. If a request for a variance is not applied for within that time, the applicant may collect their permit documents from our offices or they will be discarded due to inactivity. Appeals are heard on the first Tuesday of each month. All materials relating to an appeal must be turned in with fee no later than the 1<sup>st</sup> Monday of the month prior to hearing.

Upon receipt of an Appeal Statement as described above, the Building Official is to provide all materials and applications for permits concerned with the Appellant's proposal. Normally, this material is of sufficient detail to provide a clear understanding of the situation to the members of the Board. If further information is required of the Appellant, the Building Department will so inform him.

A public notice of the hearing date and a brief description of the proposed variance will be published at least 15 days prior to the Hearing. The Board members will make a site visit prior



to the hearing. All neighbors whose property abuts the subject property will be notified by mail of the hearing date and of their right to be heard by the Board, either in person or by written statement. Such written statements must be addressed to the Board and received by the Building Department on or before the date of the hearing.

The ZBA is composed of five residents of Ladue. Four members in attendance at a hearing constitute a quorum and any variance to the ordinance requires an affirmative vote of four members. If a member cannot be present, an alternate member will attend the hearing in the absence of the regular member.

### ***APPEAL HEARING***

The Appeal Hearing consists of two parts, both of which are open to the public, and is usually completed in one session.

#### ***PART 1—PUBLIC TESTIMONY***

The Appellant will restate the request for the variance, citing all applicable date, hardships, and other special circumstances that apply to the proposal. The Appellant may wish to make the presentation himself or enlist the assistance of an agent (an attorney, architect, engineer, etc.).

Any owners of abutting property will also be given the opportunity to be heard at the Appeal Hearing.

Members of the general public who may be affected by the decision of the Board also will be given the opportunity to be heard.

The Board may question anyone giving testimony during Part 1.

#### ***PART 2—BOARD DELIBERATION***

Following the public input, the Board will consider the appeal and discuss the facts presented. Normally, the Board renders a decision on the appeal during this part of the Hearing. On occasion, the Board will continue the Hearing to another day in order to gather more evidence or hear witnesses unable to be present on the original date.

### ***DECISIONS OF THE BOARD***

The Board may affirm the decision of the Building Official (deny the appeal) or grant a variance (reverse the decision of the Building Official) if four members concur that such is warranted. The decision reached may be identical to that which was requested, or they may impose specific conditions to include modifications and/or alterations to the Appellant's plan. Any decision of the Board may be appealed further to the Circuit Court within thirty days following the appellant's official notification of the decision.

### ***QUESTIONS?***

Please contact the Building Department at 314-997-6308 should you have any questions about making an appeal to the Zoning Board of Adjustment.



February 3, 2023

Zoning Board of Adjustment Chairman  
Building Department  
Ladue City Hall  
St. Louis, MO 63124

Dear Ms. Forshaw,

On behalf of the property owner, we are appealing the ruling of the Building Official denying a permit for a proposed screen fence. We are seeking a variance from the Ladue Zoning Ordinance which states that a fence in a side or rear yard may not exceed 6 feet in height. Exceptions to this ordinance, as identified in Subsection C, do not apply to this project.

The proposed fence will be approximately 56 feet in length and will vary in height – with the top of fence at the same elevation as the top of an 8 foot emergency back-up generator and the bottom of the fence to match the slope of the existing grade (refer to detail 1 on sheet L-201 for the plan and details 4 & 5 on sheet L-300 for elevations and footing details). The fence will be located directly adjacent to an existing pool house and approximately 45 feet from the nearest side yard property line. The construction details call out a metal screen fence, but the owner has since asked the material to be changed to black-stained wood.

We believe that by adhering to the 6-foot-tall fence restriction a practical difficulty will be created, as follows:

- A strict 6 foot fence would leave approximately 2 feet of the generator exposed, negating the purpose of a screen fence.
- Modifying the grades in order to comply would not be practical, would impede the flow of stormwater next to an existing building, and cause excessive slopes that would lead to increased erosion potential.
- A landscape option would provide insufficient screening of the generator. Site restrictions only allow around a 5-foot-wide planting bed (effectively one row of screening plants), which would leave wide gaps in coverage.
- A screen wall option would be impractical and costly when a fence would suffice.

In addition to the practical difficulties outlined above, we believe that the proposed fence would be the best solution for the following reasons.

- The fence will be located well within the interior of the property and adjacent to an existing house structure.
- The fence footings were professionally designed by a Missouri licensed structural engineer, ensuring all wind load and safety requirements are met.
- The proposed fence would screen the generator, not only for the property owner's benefit, but also for adjacent neighbors.





2816 Sutton Boulevard, Suite 1  
Saint Louis, Missouri 63143  
Phone: 314.241.3600  
[planningdesignstudio.com](http://planningdesignstudio.com)

We acknowledge that we, the Appellant and the Authorized Agent, are responsible for paying the costs for any transcripts ordered from the hearing service and that court reporters are required to be present at the hearing.

Thank you for the consideration.

Sincerely,

A handwritten signature in blue ink that reads "Scot Talbert". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Scot Talbert, PLA  
Project Manager / Authorized Agent



## Photographs



Images of the existing generator.

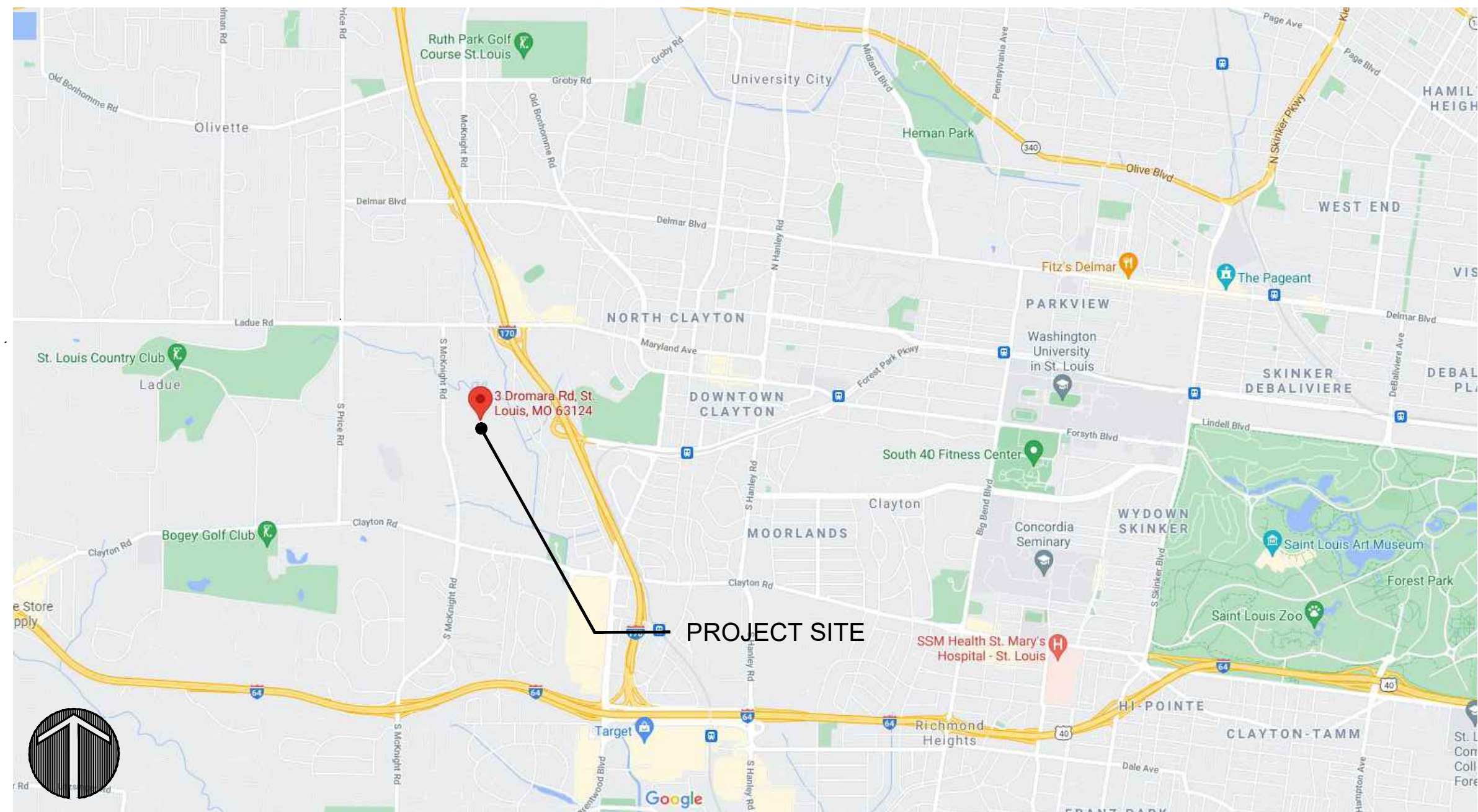
Vertical board in each image measures 6 ft. tall – showing that the generator will be exposed above the fence if a code-compliant fence is installed.



# KERNER RESIDENCE LANDSCAPE

## LADUE, MISSOURI

### REGIONAL LOCATION



### PROJECT TEAM

#### PRIME CONSULTANT - LANDSCAPE ARCHITECTURE:



2816 SUTTON BOULEVARD, SUITE 1  
SAINT LOUIS, MO 63143  
(314) 241-3600

#### OWNER: KYLE AND LAUREN KERNER

#3 DROMARA ROAD  
LADUE, MO 63124

#### STRUCTURAL ENGINEERING: FORSYTH ENGINEERING

1102 SOUTH 18TH STREET  
ST. LOUIS, MO 63104  
(314) 621-7380

#### FOUNTAIN CONSULTANT: THE POOL SPECIALISTS, INC.

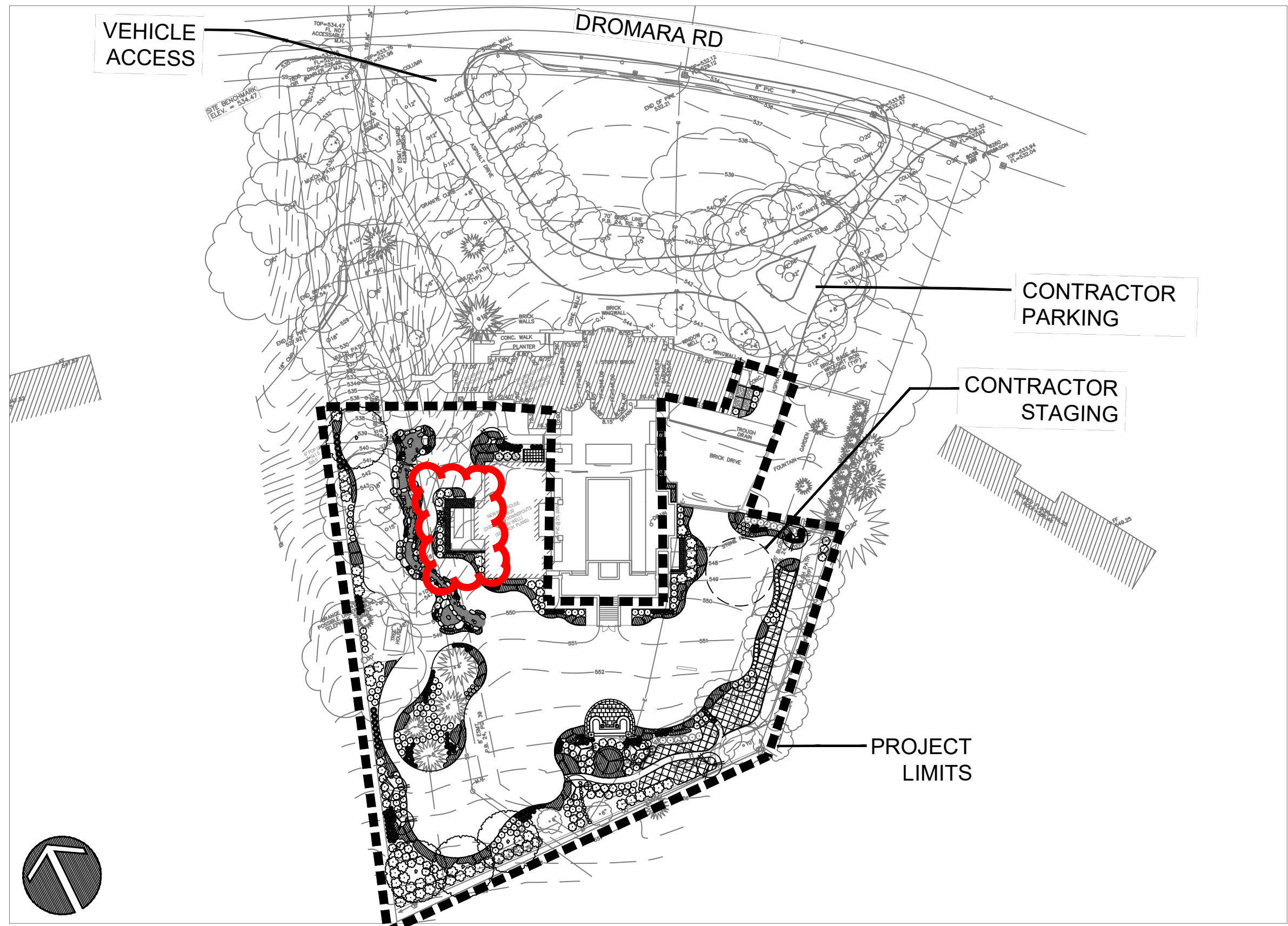
11766 MISSOURI BOTTOM ROAD  
HAZELWOOD, MO 63042  
(314) 731-0055

### INDEX OF DRAWINGS

DRAWING #	DRAWING TITLE
---	Cover Sheet
<del>L-000</del>	<del>Existing Conditions</del>
<del>L-100</del>	<del>Demolition Plan</del>
L-200	Site Layout Plan
L-201	Site Layout Enlargement Plans
L-300	Site Details
<del>L-301</del>	<del>Site Details</del>
<del>L-302</del>	<del>Fountain Details (Alternate Bid #5)</del>
<del>L-303</del>	<del>Fountain Details (Alternate Bid #5)</del>
<del>L-304</del>	<del>Fountain Details (Alternate Bid #5)</del>
<del>L-305</del>	<del>Fountain Details (Alternate Bid #5)</del>
<del>L-400</del>	<del>Landscape Plan</del>
<del>L-401</del>	<del>Landscape Plan</del>
<del>L-402</del>	<del>Landscape Schedule &amp; Details</del>
<del>L-500</del>	<del>Irrigation Plan (Alternate Bid #1)</del>
<del>L-501</del>	<del>Irrigation Plan (Alternate Bid #1)</del>
<del>L-502</del>	<del>Irrigation Plan (As-Built)</del>

Relevant sheets included only.

### PROJECT LOCATION



### PERMIT INFORMATION

- Building Permit (City of Ladue) - Submit under Fence Application
- Electrical Permit (St. Louis County)

CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL REQUIRED PERMITS PRIOR TO THE START OF ANY CONSTRUCTION.

### PROJECT ADDRESS

#3 DROMARA ROAD  
LADUE, MO 63124



Missouri One Call System, Inc.  
Call Before You Dig!  
1-800-DIG-RITE  
(1-800-344-7483)

\*\*\*\*\*  
All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities.  
The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.  
\*\*\*\*\*

CALL MISSOURI ONE-CALL, 1-800-DIG-RITE.  
\*\*\*\*\*

### ABBREVIATIONS

& (TYP) TYP. Typ. U.I.P. @ A ADD. A.F.F. AGG. AI ALT. APPROX. ASPH. ATG BC BOT BW C.F.C.I. C.F.S. CI C.I.P. C.J. C.L. C.P. Conc. CONC. CONT. CONT. C.O. DCI DEMO D.I.P. DIA DIA.	And Typical Typical Typical Use In Place At Amp Additive Above Finish Floor Aggregate Area Inlet Alternative Approximate Asphalt Adjust To Grade Bottom Of Curb Bottom Bottom Of Wall City Furnished Cont. Installed Cubic Feet Per Second Curb Inlet Cast In Place Construction Joint Centerline Control Point Concrete Concrete Continuous Continuous Cleanout Double Curb Inlet Demolish Ductile Iron Pipe Diameter Diameter	DRK. FTN. E E.J. E.W. EA. ELEC. ELEV. EW EX. Ex. EXP. FES F.F. F.F.E. F.G. F.L. FF FL FTG. GFI GRD. HDPE HORZ HP JCT JT. L.F. LBS FT M.H. MAX MH MIN MIN. MISC. N	Drinking Fountain Easting Or East Expansion Joint Each Way Each Electrical Or Electric Elevation Each Way Existing Existing Expansion Or Exposed Flared-End Section Finished Floor Finished Floor Elevation Finished Grade Flow Line Finished Floor Flow Line Fitting Ground Fault Interruptor Ground High Density Polyethylene Horizontal High Point Junction Joint Linear Foot Pounds Per Foot Manhole Maximum Manhole Minimum Minimum Miscellaneous Northing Or North	N.E.C. N.I.C. N.A NO. NTS O.D. P.C. P.C.C. P.O.B. P.V.C. PVC P N PC PH PROP. PSI Q. CPLR R RCP REINF. REQD. S.F. SCH S.S. STA SQ. T.B. T.C. T.F. T.W. TBR TC TW TW. TYP	National Electrical Code Not In Contract Not Applicable Number Not To Scale Outside Diameter Point Of Curvature Portland Cement Concrete Point Of Beginning Polyvinyl Chloride Polyvinyl Chloride Product Number/part Number Point Of Curvature Phase Proposed Pounds Per Square Inch Quick Coupler Radius Reinforced Concrete Pipe Reinforcing Required Square Feet Or Square Foot Schedule Sanitary Sewer Station Square Top Bars Top Of Curb Top Of Footing Top Of Wall To Be Removed Top Of Curb Top Of Wall Top Of Wall Typical	Typ. TYP. U.I.P. U.L. UON U.V. V V.C.P. Veg. VERTS W W.L. W.W.F. W/ WO WL WP WSEL	Typical Typical Use In Place Underwriters Laboratories Unless Otherwise Noted Ultraviolet Volt Vitrified Clay Pipe Vegetation Verticals Wide/Watt/Water Water Level Welded Wire Fabric With Without Water Level Water Proof Water Surface Elevation
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### PROJECT NUMBERS

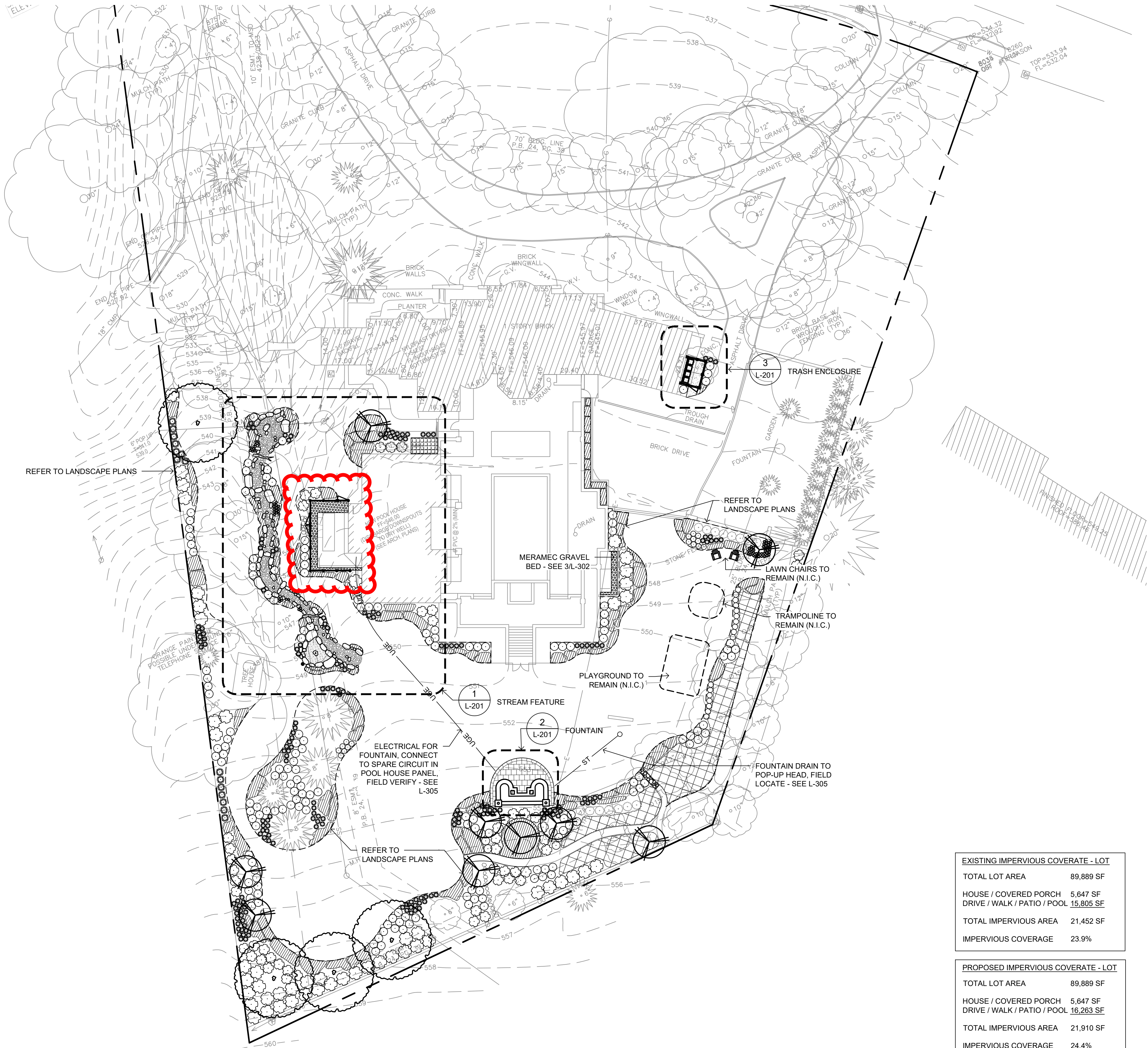
PDS PROJECT NO: J 20.09

Revision	Description	Date

**CONSTRUCTION DRAWINGS**  
**ISSUE DATE: FEB. 25, 2022**



P:\12009 - Kerner Residence\11-Cadd\current\drawing\12009-L-200.dwg | Last saved 2/25/2022 8:16:31 AM by Sabbert | Last plotted 2/28/2022 9:00:37 AM



EXISTING IMPERVIOUS COVERATE - LOT	
TOTAL LOT AREA	89,889 SF
HOUSE / COVERED PORCH	5,647 SF
DRIVE / WALK / PATIO / POOL	15,805 SF
TOTAL IMPERVIOUS AREA	21,452 SF
IMPERVIOUS COVERAGE	23.9%

PROPOSED IMPERVIOUS COVERATE - LOT	
TOTAL LOT AREA	89,889 SF
HOUSE / COVERED PORCH	5,647 SF
DRIVE / WALK / PATIO / POOL	16,263 SF
TOTAL IMPERVIOUS AREA	21,910 SF
IMPERVIOUS COVERAGE	24.4%

LAYOUT NOTES

- REFER TO SHEET L-000 FOR BENCHMARK INFORMATION.
- VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND REPORT, IN WRITING, ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF WORK.
- CONTRACTOR TO VERIFY AND CONFIRM THE LOCATION OF ALL PROPERTY LINES AND UTILITY EASEMENTS PRIOR TO COMPLETING ANY WORK NEAR ADJACENT PROPERTIES OR IN ANY EASEMENT AREA.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY KNOWN OR SHOWN. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE AND VERIFY THE EXISTENCE OF AND EXACT LOCATION OF ALL UTILITIES.
- COORDINATE POINTS ARE TO EDGE OF PAVEMENT/IMPROVEMENTS OR TO BACK OF CURBS AND BUILDING UNLESS NOTED OTHERWISE.
- RADIUS MEASUREMENTS ARE TO EDGE OF PAVEMENT/IMPROVEMENTS OR TO BACK OF CURBS AND BUILDING UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AS WELL AS APPLICABLE UTILITY PROVIDER REQUIREMENTS.
- LAYOUT FOR ALL SITE FEATURES (FOUNTAIN, STREAM, FENCE, PLANTING BEDS AND PLANT LOCATIONS) TO BE MARKED IN THE FIELD AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

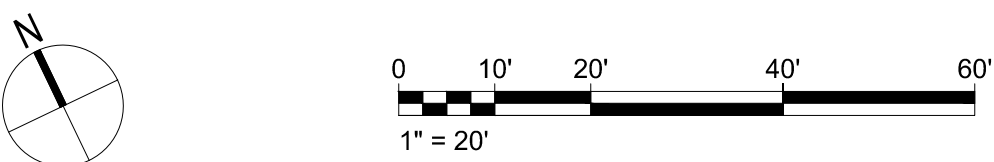
GRADING NOTES

- INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED. REFER TO SHEET L-000.
- NO SLOPES SHALL EXCEED 3H:1V.
- PROPOSED ELEVATIONS SHOWN ON PLAN ARE FINISH GRADE ELEVATIONS.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS DURING COMPACTION OF BACKFILL MATERIALS OVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT ANY DAMAGE TO BELOW GRADE STRUCTURES.
- CLEARING TECHNIQUES THAT RETAIN VEGETATION TO THE MAXIMUM EXTENT PRACTICAL SHALL BE USED, AND THE TIME PERIOD FOR DISTURBED AREAS TO BE WITHOUT VEGETATIVE COVER SHALL BE MINIMIZED TO THE EXTENT PRACTICAL.
- WHEN ANY GRADING OCCURS PRIOR TO FINAL GRADING, THE SITE SHALL AT ALL TIMES BE MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL EXCESS EARTHWORK MATERIALS SHALL BE HAULED OFF-SITE AND DISPOSED OF IN A LEGAL MANNER.
- ALL PAVEMENT SHALL MEET ADA STANDARDS FOR ACCESSIBILITY. CROSS SLOPES SHALL NOT EXCEED 2%. PROFILE SLOPE OF ACCESSIBLE PATH SHALL NOT EXCEED 5%.
- 4 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS AFTER FINAL SUBGRADING IS COMPLETE AND PRIOR TO INSTALLATION OF SOD.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED.
- STREAM FEATURE SHALL BE EXCAVATED TO DEPTH SHOWN ON DETAIL 1/L-301. FINISH GRADE FOR STREAM FEATURE SHOULD MATCH THE EXISTING GRADE WITH ONLY MINOR ADJUSTMENTS AS NECESSARY, EXCEPT AS SHOWN ON THE LAYOUT PLAN AND DETAILS.

LEGEND

DESCRIPTION	SYMBOL
PROPERTY LINE	---
EASEMENT	- - - - -
EXISTING CONTOURS	--- 550 ---
FENCE	---
EXISTING TREE TO REMAIN	○
CANOPY TREE	○
ORNAMENTAL TREE	○
LARGE SHRUB	○
MEDIUM SHRUB	○
ORNAMENTAL GRASS	○
MIXED PERENNIAL BED	○

SCALES



Prepared by:

**PLANNING  
DESIGN  
STUDIO**

2816 Sutton Boulevard, Suite 1  
Saint Louis, Missouri 63143  
Phone 314-241-3600  
www.planningdesignstudio.com

In Association with:  
Forsyth Engineering  
The Pool Specialists, Inc.

Seal:



Name: L. Andrew Frankle Date: 2/25/22  
License No: LA-2007017338  
Company License No: LAC-2006001845  
Project Title:

**KERNER RESIDENCE LANDSCAPE**

KYLE AND LAUREN KERNER  
#3 DROMARA ROAD  
LADUE, MO 63124

Drawing Title:

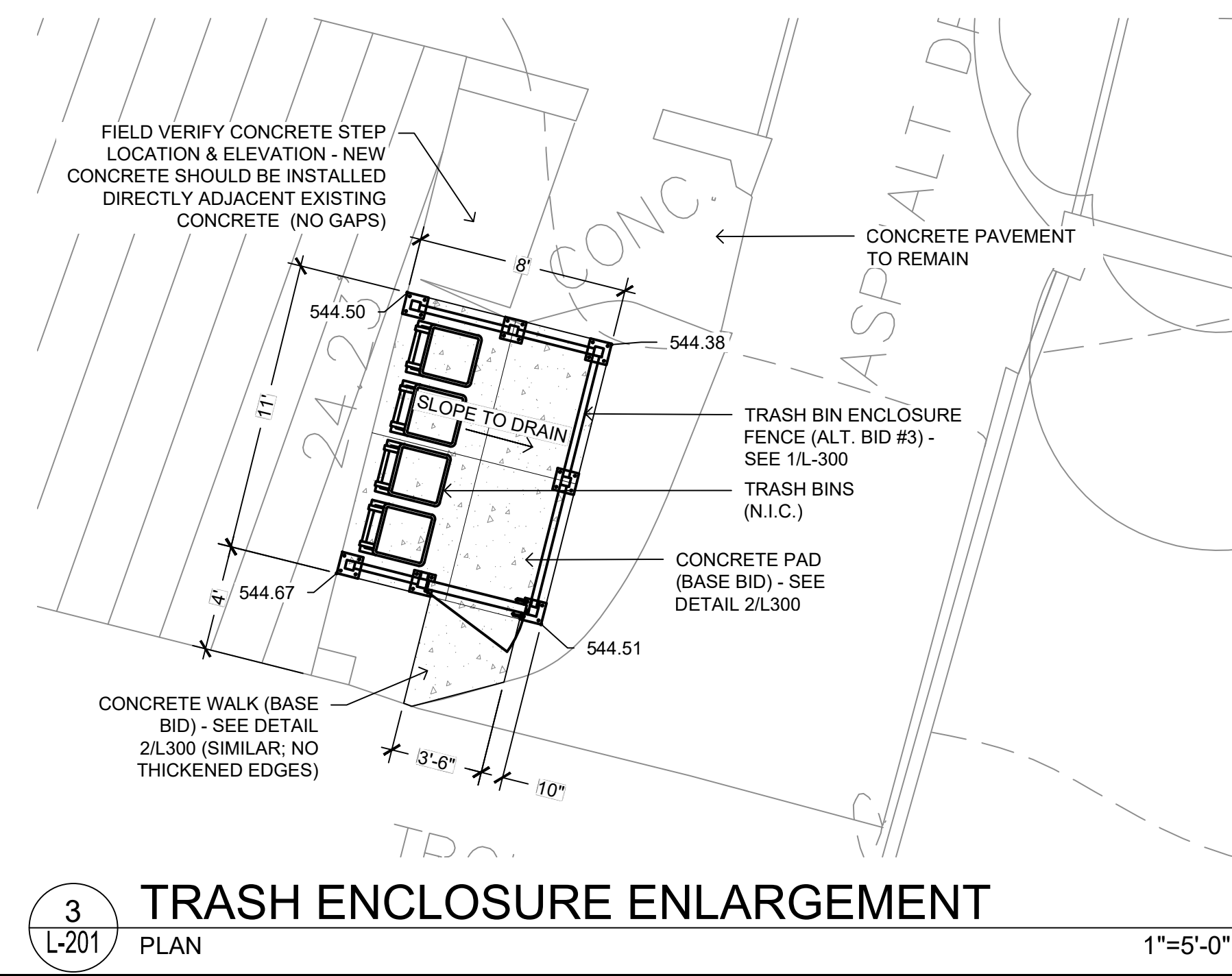
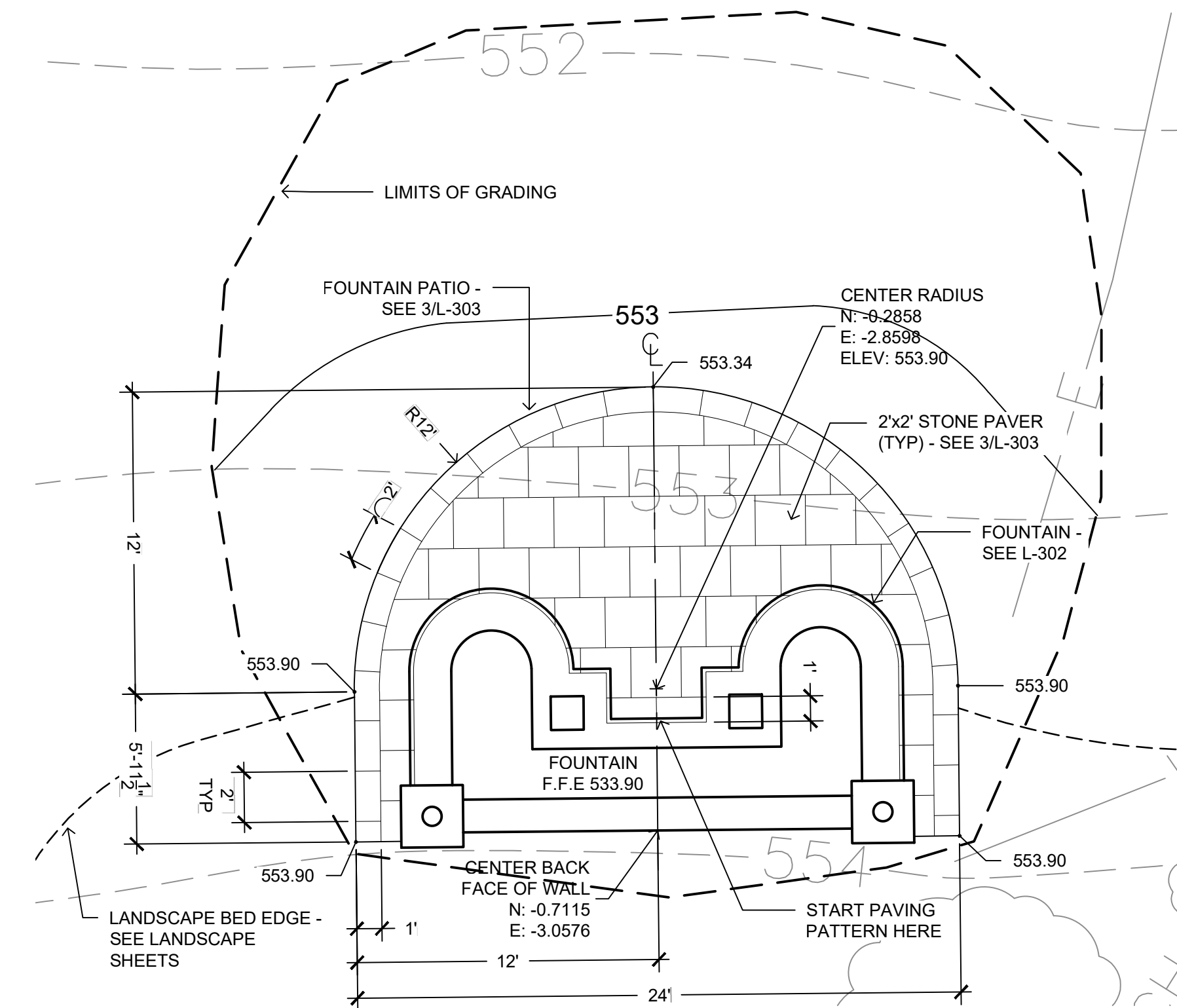
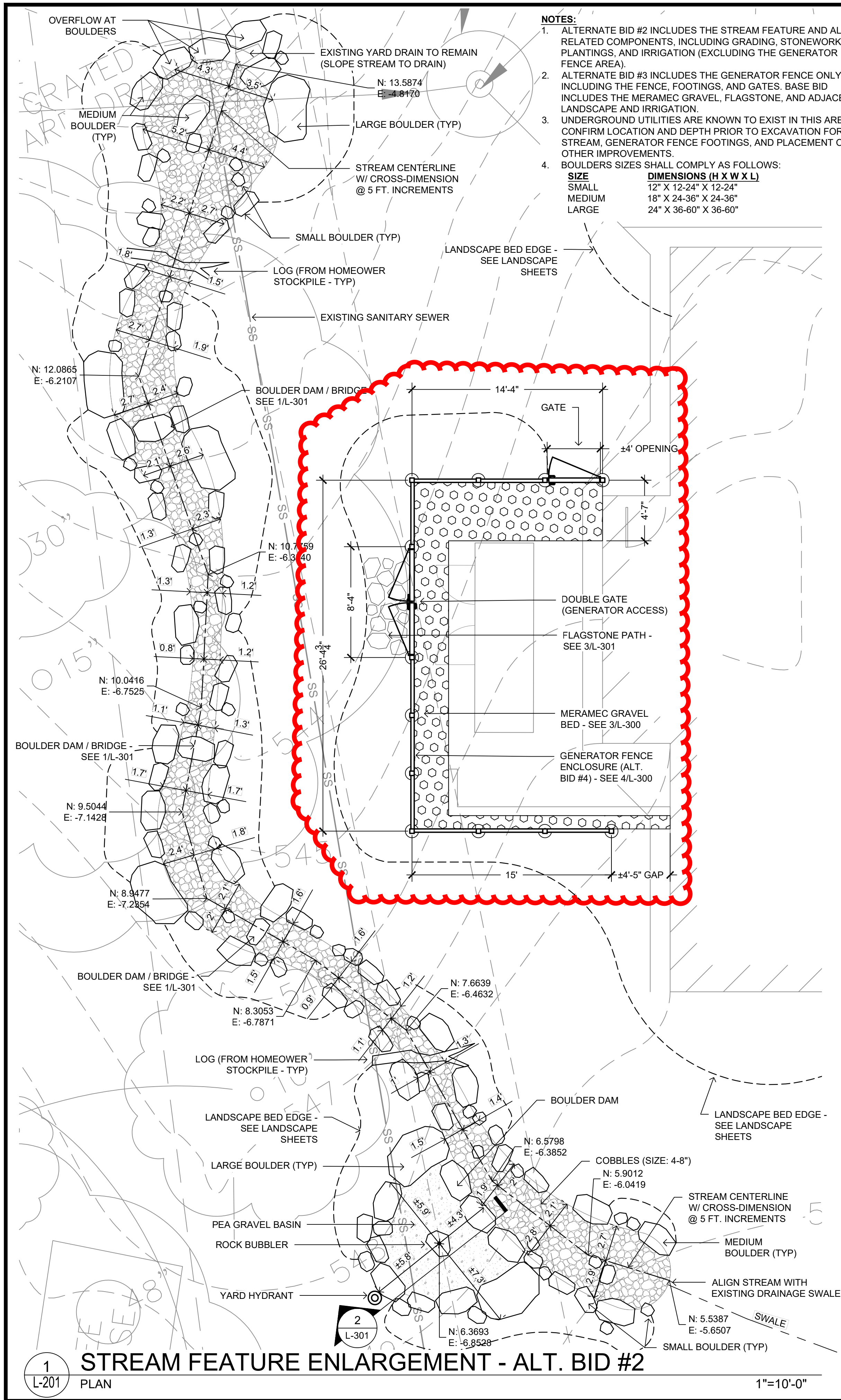
SITE LAYOUT PLAN

No.	Revision	Date

This drawing and details on it, as an instrument of service, is the property of PDS or its consultants and may be used for this specific project only and shall not be loaned, copied or reproduced without the consent of PDS.

Project Number: Drawing Number:  
J2009  
Drawn By: L-200  
SBT  
Issue Date:  
02/25/2022  
Project Numbers:





## LAYOUT NOTES

1. REFER TO SHEET L-000 FOR BENCHMARK INFORMATION.
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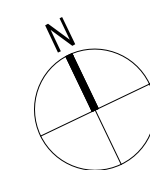
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10. ALL DISTURBED LAWN AREAS SHALL BE SODDED.
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## LEGEND

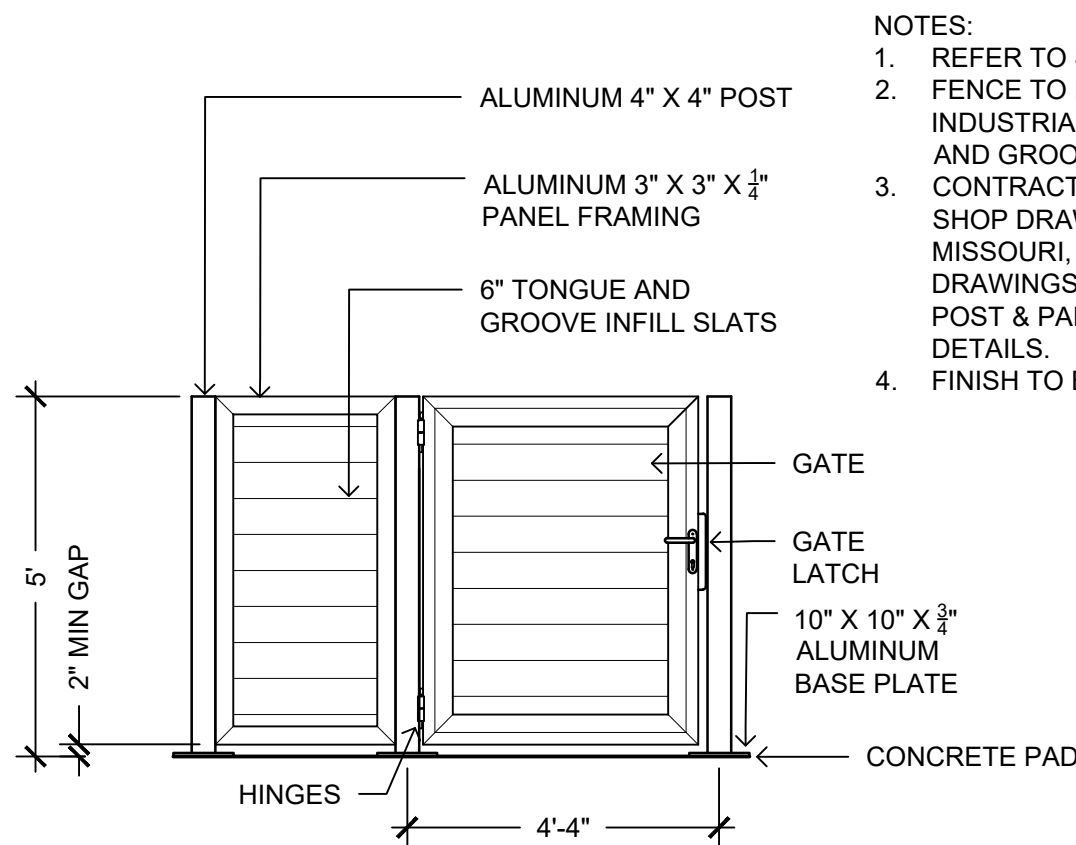
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MIXED PERENNIAL BED	

## SCALES

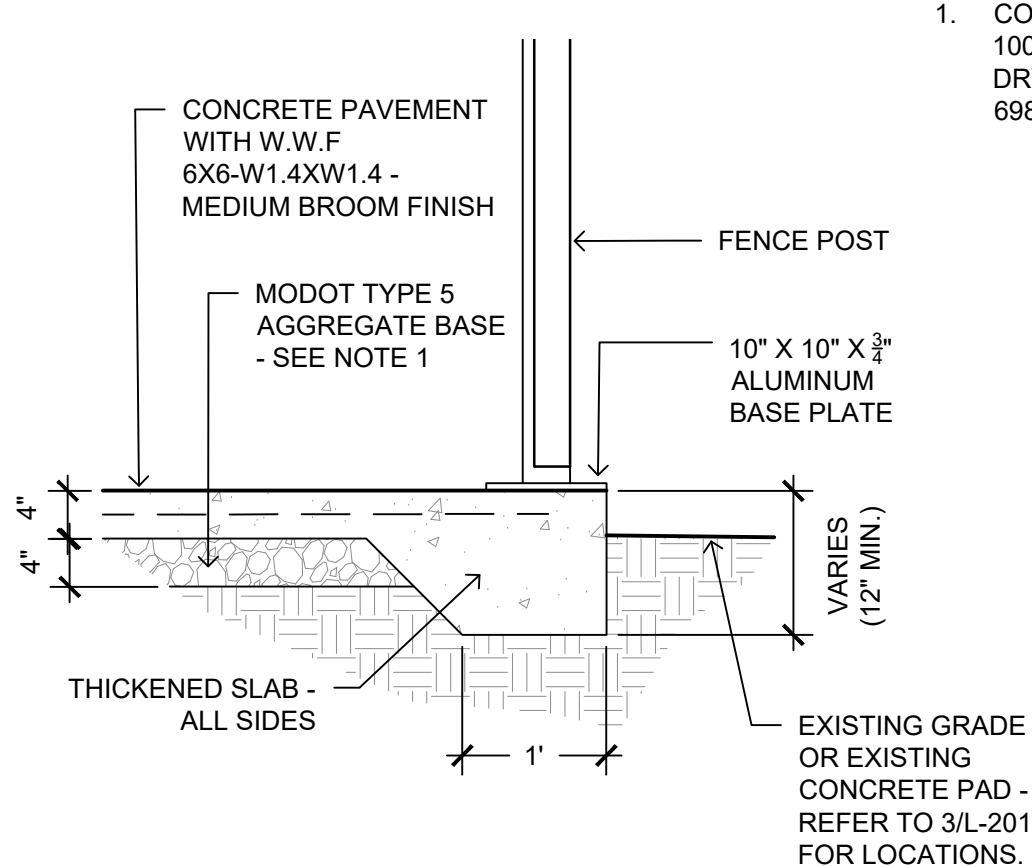




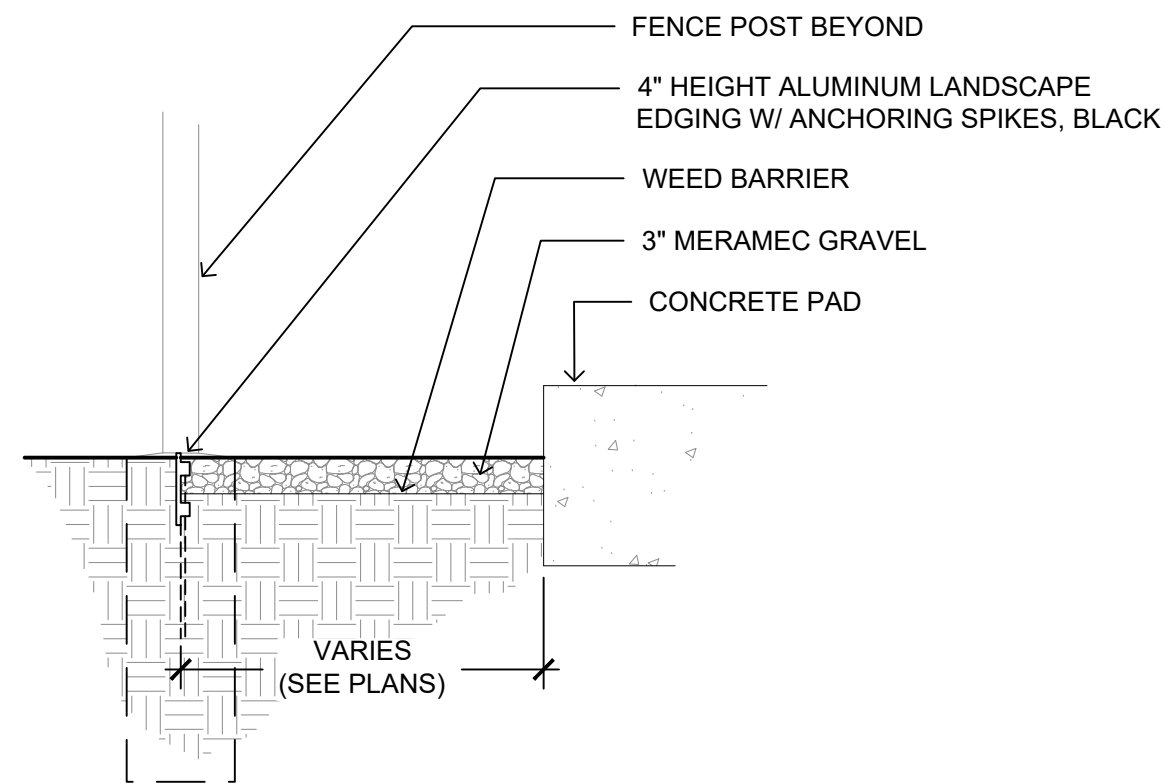
P:\2009 - Kerner Residence\1-Cadd\current\drawing\2009-L-300.dwg | Last saved 3/11/2022 3:49:35 PM by Sabbert | Last plotted 2/1/2023 9:52:45 AM



- NOTES:
1. REFER TO SITE LAYOUT PLAN FOR LOCATION.
  2. FENCE TO BE PALMSHIELD (531-329-4406) INDUSTRIAL SOLID WITH ALUMINUM TONGUE AND GROOVE PANEL INFILL.
  3. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS, SEALED IN THE STATE OF MISSOURI, OF FENCE FOR REVIEW. DRAWINGS SHALL SHOW POST SPACING, POST & PANEL HEIGHT, & ATTACHMENT DETAILS.
  4. FINISH TO BE BLACK.



- NOTES:
1. COMPACT AGGREGATE BASE TO 100 PERCENT OF THE MAXIMUM DRY UNIT ACCORDING TO ASTM D 698 (STANDARD PROCTOR TEST).



### 1 L-300 SECTION 3/4" = 1'-0"

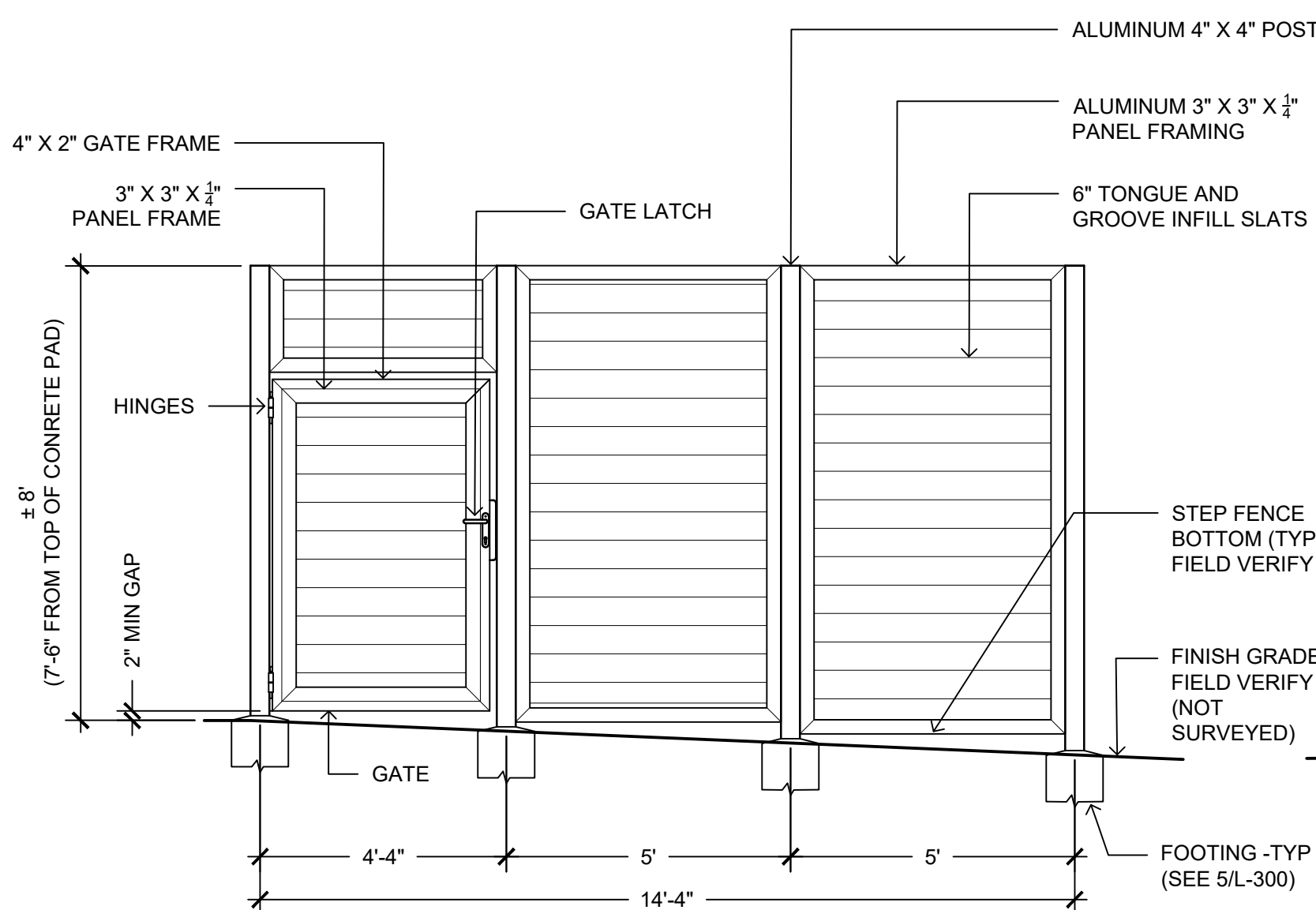
## TRASH BIN FENCE ENCLOSURE - ALT. BID #3

### 2 L-300 SECTION 3/4" = 1'-0"

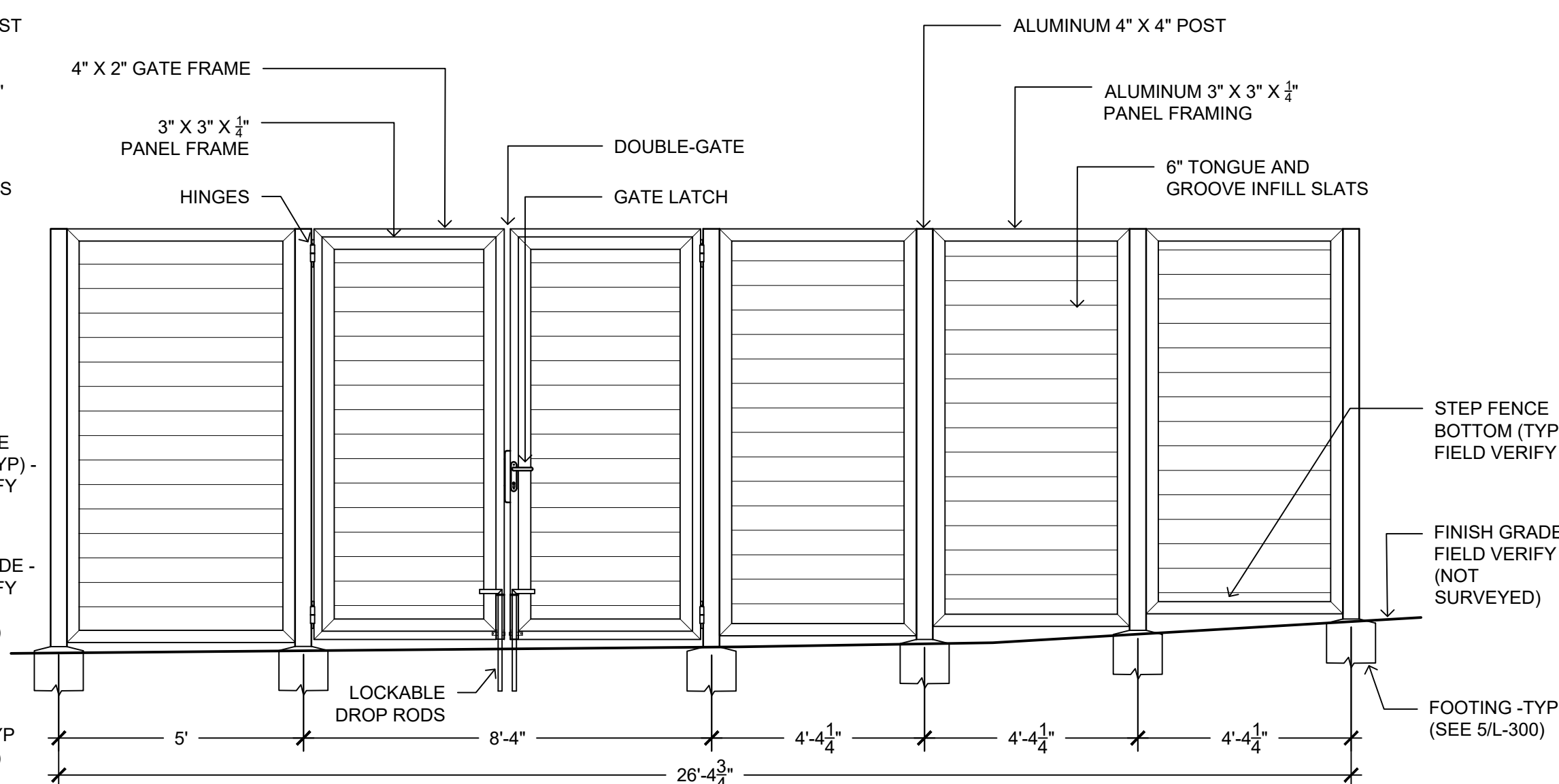
## TRASH BIN ENCLOSURE PAD

### 3 L-300 SECTION 3/4" = 1'-0"

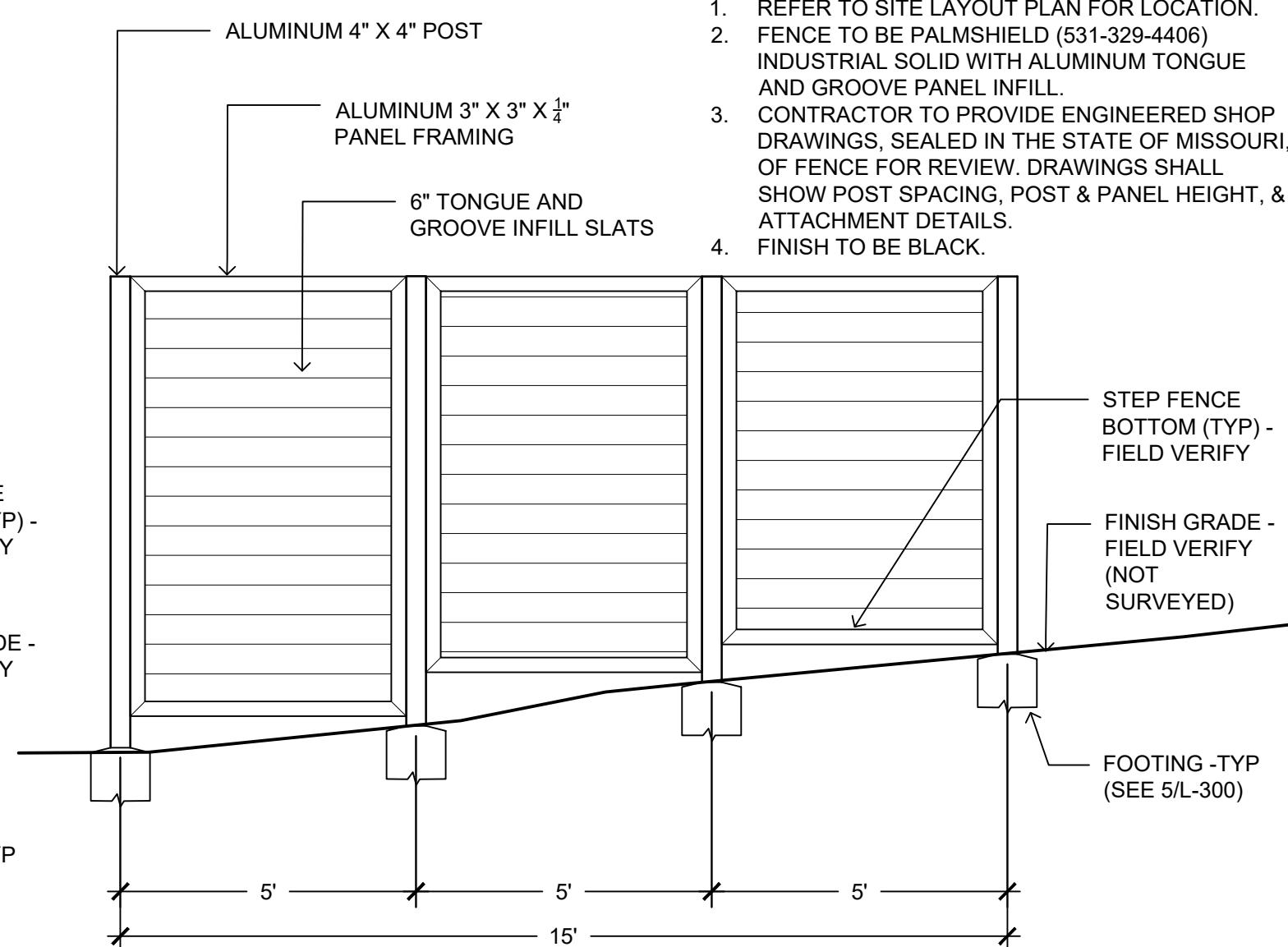
## MERAMEC GRAVEL BED



ELEVATION LOOKING SOUTH



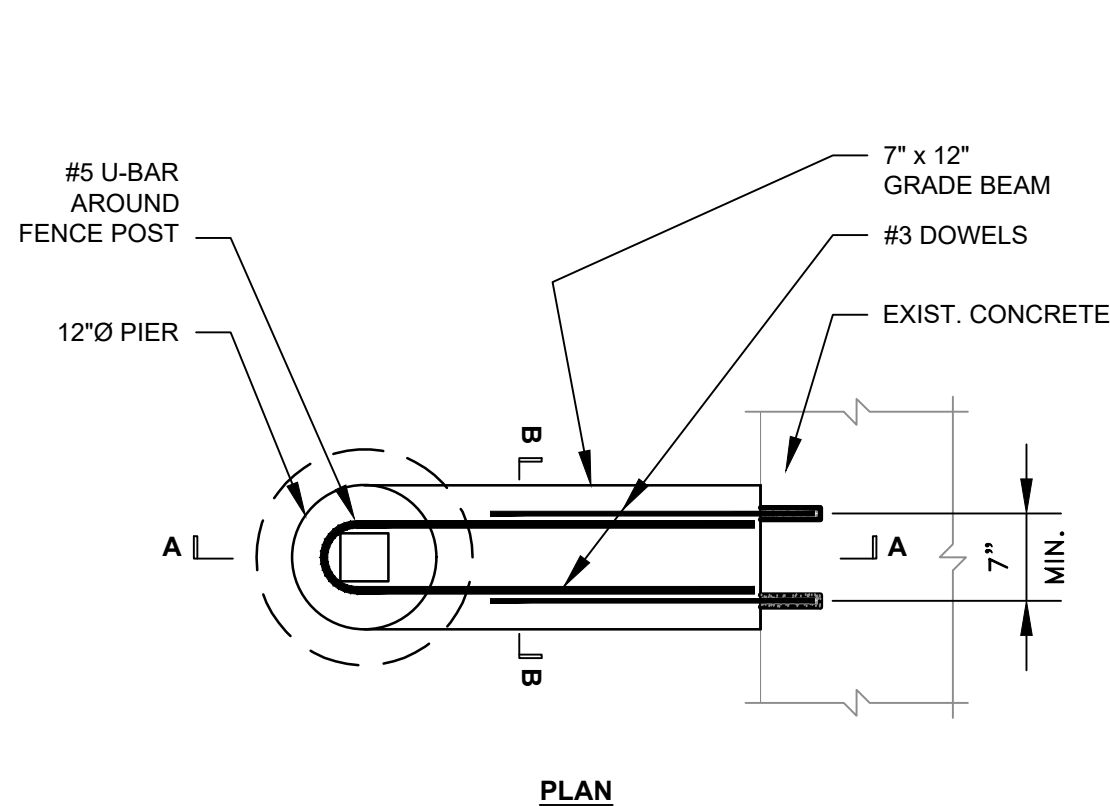
ELEVATION LOOKING EAST



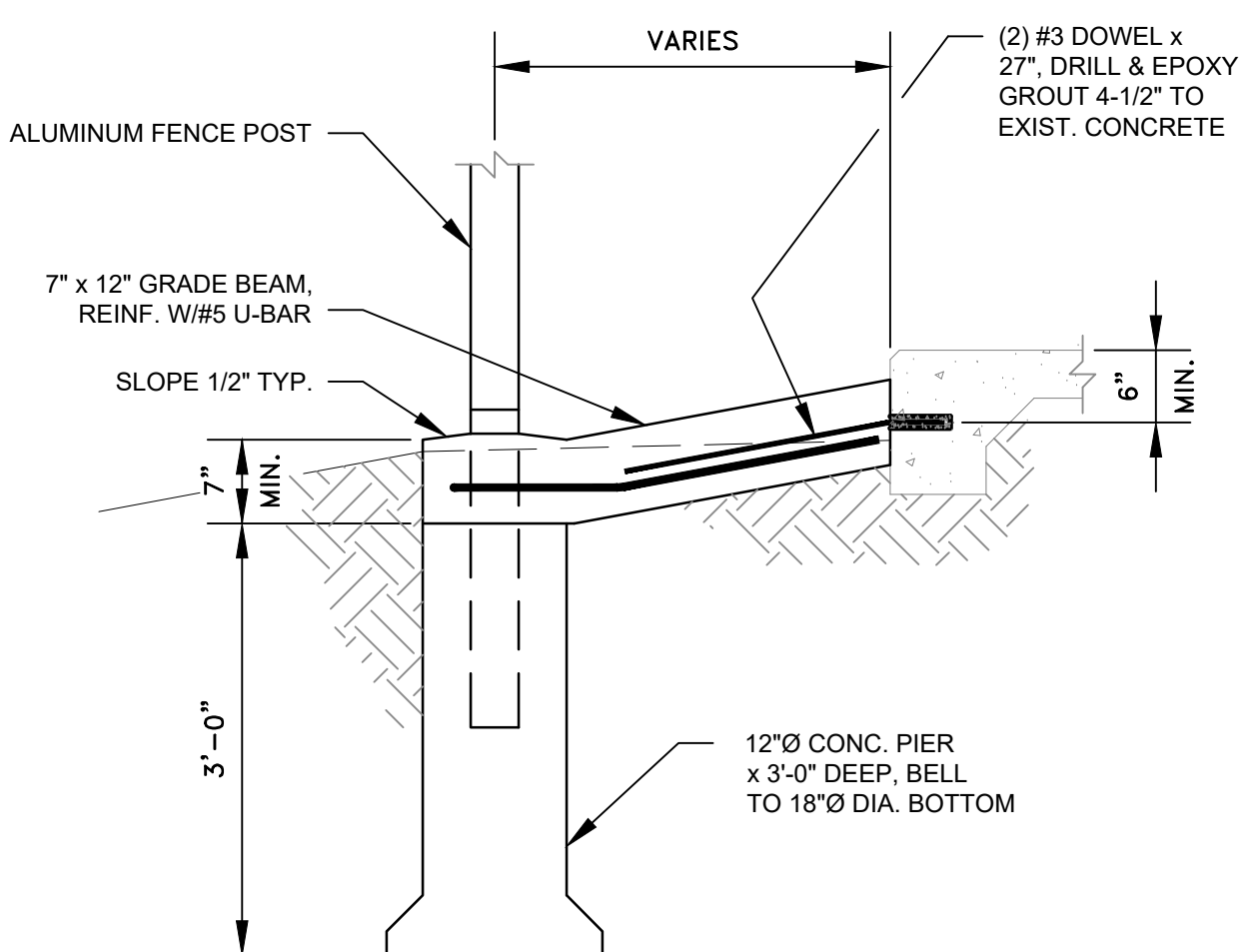
ELEVATION LOOKING NORTH

### 4 L-300 SECTION 3/8" = 1'-0"

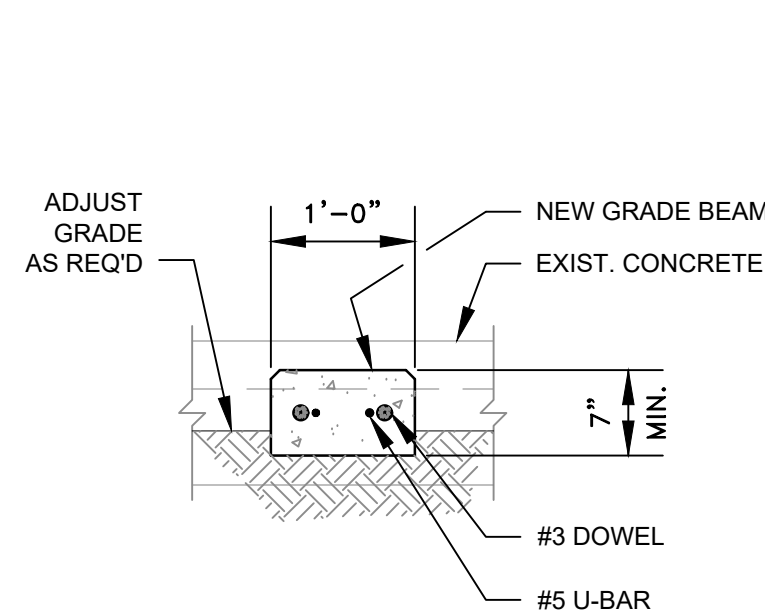
## GENERATOR FENCE ENCLOSURE - ALT. BID #4



PLAN



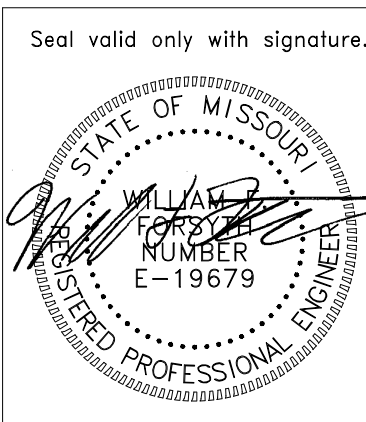
SECTION AA



SECTION BB

- NOTES:
1. GRADE BEAM DOWEL TO EXIST. GENERATOR PAD SHOWN. SIMILAR @ EXIST. CURB WALL.
  2. DOWELS AND U-BARS MAY BE FIELD BENT AS REQ'D.
  3. AT CORNER POSTS OMIT GRADE BEAM & USE 12" DIA. x 3'-8" DEEP PIER. NO BELL REQ'D.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON, ASSUMES RESPONSIBILITY ONLY FOR THIS DETAIL AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATION TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS DRAWING REFERS.



### 5 L-300 SECTION 3/4" = 1'-0"

## GENERATOR FENCE ENCLOSURE FOOTING - ALT. BID #4